E-FILED
12/15/2023 8:05 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
20TH JUDICIAL DISTRICT, DAVIDSON COUNTY

CAROL SOLOMAN,	)	
	)	
Plaintiff / Counter-Defendant,	)	
	)	
v.	)	No. 21-0369-IV(II)(I)
	)	
STEPHEN WAYNE BATEY,	)	
	)	
Defendant / Counterclaimant.	)	

ORDER ON DEED OF REFORMATION

This Court entered a Memorandum and Final Judgment on October 19, 2023, granting Plaintiff Carol L. Soloman's request to reform a quitclaim deed, of record in the Davidson County Register of Deeds Office at Instrument No. 201709220097206, and a deed of correction, of record in the Davidson County Register of Deeds Office at Instrument No. 202008180092524, for real property known as 1128-B North Graycroft Avenue, Madison, Tennessee 37115 (the "Property"). The Court directed Plaintiff's counsel to prepare and file a Deed of Reformation in accordance with this Court's judgment. Plaintiff's counsel prepared and filed a Notice of Filing on November 16, 2023, with an attached Deed of Reformation, DIVESTING Wayne Batey, deceased, and Stephen Wayne Batey of all right, title, and interest in the Property and VESTING all right, title and interest in the Property solely in Carol L. Soloman. The Property is more accurately described in the Court's Memorandum and Final Judgment. *See* Oct. 19, 2023 Final Judgment.

It is, therefore, ORDERED, ADJUDGED and DECREED, pursuant to the Court's Memorandum and Final Judgment, that Plaintiff is entitled to have the quitclaim deed and deed of correction referred to above REFORMED, as requested by Plaintiff and decreed by this Court, and the Davidson County Chancery Court Clerk and Master, Maria M. Salas, is authorized and directed

Karen Johnson Davidson County
Batch# 1084485 ORDER
12/21/2023 08:05:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231221-0098288
202312210098288

to execute and deliver the Deed of Reformation conveying to Carol L. Soloman all right, title and interest of Wayne Batey, deceased, and Steven Wayne Batey, in and to said Property. The Deed of Reformation shall be substituted for, and is in lieu of, the original quitclaim deed and deed of correction referenced above, and shall take effect from the date of the original instrument. *See* Gibson's Suits in Chancery § 28.05 (8th ed. 2004).

It is further ORDERED that any additional court costs shall be TAXED to Plaintiff.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 15th DAY OF December 2023
MARIA M. SALAS, CLERK & MASTER
BY Chelsea L. Taylor
DEPUTY

s/Patricia Head Moskal
PATRICIA HEAD MOSKAL
CHANCELLOR, PART I

CLERK'S CERTIFICATE OF SERVICE

I hereby certify that I am forwarding a true and exact copy of the foregoing via U.S. Mail, first-class, postage pre-paid, to the parties or their counsel named below.

Robert J. Notestine, III, Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, TN 37205
bob@notestinelaw.com

Jacob Mason, Attorney at Law
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
jake@planyourlegacy.com

s/Julie Spencer
Deputy Clerk & Master

12/15/23
Date

E-FILED
11/16/2023 10:51 AM
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

ADDRESS NEW OWNER
Carol L. Soloman
352 Solitude Circle
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
033 16 0B 002.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

DEED OF REFORMATION

This Deed, executed by Maria M. Salas, Davidson County Chancery Court Clerk and Master, to Carol L. Soloman, both of Davidson County, Tennessee,

WITNESSETH:

WHEREAS, a complaint was filed in the Chancery Court at Nashville, Tennessee, on April 22nd, 2021, by Carol L. Soloman against Stephen Wayne Batey, Toni Batey Dickson, and Chris Batey, to seek reformation of the deeds of record in Instrument No. 20170922-0097206, and Instrument No. 20200818-0092524, in the Register's Office for Davidson County, Tennessee, and;

WHEREAS, the interest of Chris Batey was divested pursuant to a Default Judgment filed in the Chancery Court for Davidson County, Tennessee on July 2nd, 2021.

WHEREAS, Toni Batey Dixon waived any claim or interest she might have had in the subject real property, of record in an Agreed Order filed in the Chancery Court for Davidson County, Tennessee on February 14, 2022.

WHEREAS, a decree was duly rendered in said cause by said Court, to reform said deeds and correct prior erroneous conveyances, and commanding me, to convey title to the following tract of land situated in Davidson County, Tennessee, and being described as follows:

> **Land in Davidson County, Tennessee, being Unit B, together with common areas, of Townhomes at 1128 Graycroft, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for Townhomes at 1128 Graycroft, A Horizontal Property Regime with Private Elements, of record as Instrument No. 201706130059159, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and occupants of Townhomes at 1128 Graycroft, a Horizontal Property Regime with Private**

Elements, contained in said Declaration, the plat filed as Exhibit "B" to the Declaration, and Bylaws filed as Exhibit "C" to the Declaration, appearing in Instrument No. 201706130059159, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Carol L. Soloman, individually and d/b/a Soloman Rentals by Warranty Deed from Jerry McCloud and wife, Terri L. McCloud, of record in Instrument No. 20030728-0104687, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Wayne Batey by Quitclaim Deed from Carol L. Soloman, individually and d/b/a Soloman Rentals, of record in Instrument No. 20170922-0097206, Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to Wayne Batey by Deed of Correction from Carol Soloman, d/b/a Soloman Rentals, of record in Instrument No. 20200818-0092524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved real property, known as: 1128-B North Graycroft Avenue, Madison, Tennessee 37115.

and WHEREAS, pursuant to a Memorandum and Final Judgment, the reformation of said deeds was duly confirmed by the Court, and pursuant to said Memorandum and Final Judgment, all right, title, and interest of Wayne Batey, deceased, and Stephen Wayne Batey was divested out of them and vested in the said Carol L. Soloman, and;

WHEREAS, I was, by said decree, authorized and directed to execute and deliver a deed, conveying to said Carol L. Soloman all the right, title, and interest of Wayne Batey, deceased, and Stephen Wayne Batey, in and to said tract of land.

NOW, THEREFORE, in consideration of the premises, and of the sum of One Dollar ($1.00) to me paid by the said Carol L. Soloman, I, the Clerk and Master of said Court, by virtue of the power and authority conferred upon me by said decree, do, by this deed, grant, convey, and confirm, unto the said Carol L. Soloman, her heirs and assigns forever, all the right, title, and

interest of Wayne Batey, deceased, and Stephen Wayne Batey, in and to the said tract of land, and every part and parcel thereof, with the appurtenances, as an indefeasible inheritance in fee simple, forever.

WITNESS my hand, and the Seal of said Court, this 15th day of December, 2023.

Maria M. Salas
CLERK AND MASTER

Certificate of Authenticity

I, Robert J. Notestine, III, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 15, 2023.

AFFIANT SIGNATURE

12/20/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20th day of December, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026